

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

ASSIGNEES' SALE

of valuable, improved real property containing 70.8 square perches, more or less, east side of Rocky Ridge, Motter Station Road (State Route 76) in the Creagers-town Election District, Frederick County, Maryland.

By virtue of a power of sale contained in a mortgage dated October 8, 1976, recorded in Liber 1000, folio 739, one of the Land Records of Frederick County, Maryland, from Ernest P. Espinosa and Virginia A. Espinosa, his wife, said mortgage having been assigned for the purposes of foreclosure, the undersigned Assignee will offer for sale at the Court House in the City of Frederick, Maryland, on

TUESDAY, MARCH 10, 1981

AT 11:00 A.M.

All that lot or parcel of real estate lying and being in the village of Rocky Ridge, Creagerstown Election District, Frederick County, Maryland, and more particularly described in a Deed from Stanley Monroe Compton and Shirley Ann Compton, his wife, to the mortgagors dated October 8, 1976, and recorded in Liber No. 1000 and folio 737, one of the Land Records of Frederick County, Maryland, containing 70.8 square perches of land more or less.

Improvements. The property is improved with a one-family block building with five rooms plus one bath and a large recreation room, a tin roof and a half basement on well and septic system, with electric heat.

Terms of Sale: A deposit of \$5,000.00 in cash or check acceptable to the Assignee shall be required of the successful bidder on the day of sale, and the balance shall be paid within ten days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. All costs of conveyancing including revenue stamps, transfer tax and document preparation shall be at the expense of the purchaser. Interest at the rate of 12% per annum on the unpaid purchase price shall be charged to the purchaser from the date of sale until the date of settlement. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed by the purchaser. In the event of the purchaser's default in consummating the sale, the property will be resold at the risk of the purchaser. The above described property will be sold subject to any easements, agreements, restrictions or covenants of record, if any. The Assignee reserves the right to withdraw the property from sale at any time.

FREDERICK J. BOWER

Assignee

PEYTON PAUL PHILLIPS
Attorney for Assignee
100 W. Church St.
P.O. 688
Frederick, Md. 21701

Frederick, Md. March 9, 1981...

This is to certify that the annexed Assignees' Sale

was published in the News & Post

x newspaperS published in Frederick County on the following

dates: Feb. 20, 27, March 6

THE NEWS-POST

*Filed
March 10, 1981*

Per *K. Susan McKenzie*
K. SUSAN MCKENZIE

Filed March 10, 1981